

ACTION

A G E N D A DESIGN REVIEW COMMITTEE Chula Vista, California

**November 4, 2002
4:30 p.m.**

**Council Chambers
Public Service Building
246 Fourth Avenue, Chula Vista**

ROLL CALL:

Chair Morlon P Vice Chair Araiza E

Members: Aguilar P Alberdi P and Mestler P

INTRODUCTORY REMARKS:

Read into the record.

APPROVAL OF MINUTES:

August 5, 2002, August 19, 2002, September 23, 2002,
October 7, 2002 and October 21, 2002

MSC (Aguilar/Alberdi) (3-0-1-1) to approve the minutes of August 19, 2002 with modification. Motion carried with Chair Morlon abstaining.

MSC (Alberdi/Mestler) (3-0-1-1-) to approve the minutes of September 23, 2002. Motion carried with Member Aguilar abstaining.

MSC (Morlon/Aguilar) (4-0-0-1) to approve the minutes of October 21, 2002. Motion carried.

The minutes for August 5, 2002 and October 7, 2002 were continued for lack of quorum from those meetings.

ACTION ITEM:

1. DRC-03-04

The Chula Vista Corporate Center is proposed to be located at 3441 Main Street, which is a vacant parcel on the south side of Main Street between Third Avenue and Hilltop Drive within the Southwest Redevelopment Project Area.

Construction of an industrial complex consisting of three office, manufacturing, warehousing buildings which make up approximately 153,000 square feet of space. Other improvements to the site include the associated parking lots, landscaped areas, zoning walls, and loading decks.

Staff Contact: Miguel Tapia, Sr. Community Development Specialist

Action: Approved (4-0-0-1) DRC-03-04 with the conditions as stated in the staff report with the exception of the conceptual landscape plan, which will be revised and resubmitted for

review and approval by the Design Review Committee. Concerning the noise wall on the south side of the property, if the noise study concludes that a noise wall is needed the applicant will be required to construct one to meet the City's noise ordinance and the draft Multiple Species Conservation Plan.

PUBLIC HEARING:

2. DRC-02-66 Neighborhood R-30B, Village Five, Northeast corner of Olympic Parkway and East Palomar Street in Otay Ranch, Chula Vista, CA 241 multi-family condominium units on approximately 17.23 acres in Otay Ranch Village Five.

Staff Contact: Ann Pease, Associate Planner

Action: Approved (Aguilar/Mestler) (3-1-0-1) DRC-02-66 project with the conditions as recommended by staff, and the following modification: that condition #6, specifying that the location of the front door for the Stetson product be eliminated. Staff and the applicant shall work together to choose the most effective location of the door. Motion carried Member Alberdi opposed.

INFORMATIONAL ITEMS: (no action taken)

3. Fire Station No. 7 – Otay Ranch, Village Two

Staff Contact: Richard Whipple III, Associate Planner

4. The Eastlake Terraces Commercial Center
Northwest corner of Olympic Parkway and Eastlake Parkway
Construction of a 393,000 sq. ft. commercial center on 42.0-acres. The commercial center features a major retail store and home improvement center (as anchor tenants) and 8 building pads with seven freestanding buildings, located at the northwest corner of Olympic Parkway and Eastlake Parkway within the Eastlake I Planned Community.

Staff Contact: Stan Donn, Associate Planner

BUSINESS: None

ADJOURNMENT: At 7:15 p.m. to a regular meeting on Monday, November 18, 2002 at 4:30 p.m. in Council Chambers.

